

CITY BOARD OF ZONING APPEAL #2379

DATE: December 8, 2004

DATE SCHEDULED FOR PUBLIC HEARING: December 17, 2004

LOCATION: North of Interstate 80 and at N. 32nd Street.

ADDRESS: 3201 Arbor Road.

LEGAL DESCRIPTION: See attached.

APPLICANT: Cameron Hill
8101 W. Waverly Road
Lincoln, NE 68524
(402)796-9552

LOT AREA: 1.2 acres, more or less.

ZONING: AG, Agricultural.

EXISTING LAND USE: Rural fire station.

SURROUNDING LAND USE AND ZONING:

North:	Agricultural	AG
South:	Agricultural	AG
East:	Agricultural	AG
West:	Agricultural	AG

TYPE OF APPEAL:

THIS APPEAL IS DIRECTED TO THE BOARD RELATIVE TO A VARIANCE.

Section 27.07.080(e), L.M.C. requires a rear yard setback of 41.8 feet. A variance from 41.8 to 30.31 is requested.

STAFF FINDINGS:

1. This is a request to reduce the rear yard setback to add an additional bay onto the existing Raymond Rural Fire Station.
2. The applicant indicated that the only feasible location for the new bay is onto the south side of the existing structure next to the other bays. This results in an encroachment into the required setback.
3. This property is outside the City limits, but inside the City's 3-mile jurisdiction. All City codes apply to this property. This protects the City's interest in maintaining

consistency of codes so that when areas are annexed into the City limits they conform to City standards.

4. The lot is typical to other lots with no drastic grade changes nor atypical lot configuration.
5. The structure is an old school house that was converted into a fire station.
6. The Nebraska Department of Roads indicated that a portion of this property is located in a Protection Corridor for Interstate 80. The specific location of this corridor was not provided for review. Staff will try to obtain more specific information before the public hearing. General corridor information is attached.
7. It appears that there is adequate land to the south which may be purchased and incorporated into this lot and all setbacks could be met. The area to the south may be located in a protection corridor, which could prevent the southern expansion potential.
8. The Board of Zoning Appeals is empowered to grant variances "to the extent necessary to permit the owner a reasonable use of the land in those specified instances where there are peculiar, exceptional and unusual circumstances in connection with a specific parcel of land, which circumstances are not generally found within the locality or neighborhood concerned."
9. If this appeal were not granted, the fire station could purchase land to the south of their property and expand as desired.

Prepared by

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Planner



2002 aerial

Board of Zoning Appeals #2379 3201 Arbor Rd.

Zoning:

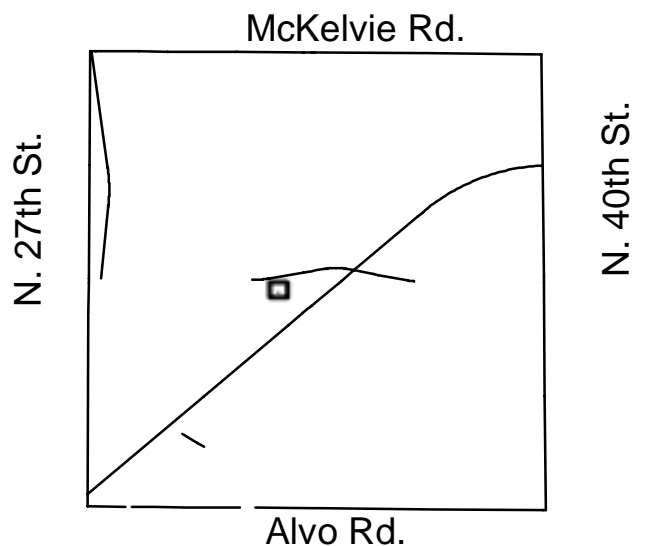
R-1 to R-8	Residential District
AG	Agricultural District
AGR	Agricultural Residential District
R-C	Residential Conservation District
O-1	Office District
O-2	Suburban Office District
O-3	Office Park District
R-T	Residential Transition District
B-1	Local Business District
B-2	Planned Neighborhood Business District
B-3	Commercial District
B-4	Lincoln Center Business District
B-5	Planned Regional Business District
H-1	Interstate Commercial District
H-2	Highway Business District
H-3	Highway Commercial District
H-4	General Commercial District
I-1	Industrial District
I-2	Industrial Park District
I-3	Employment Center District
P	Public Use District

One Square Mile
Sec. 30 T11N R07E



Zoning Jurisdiction Lines

City Limit Jurisdiction



Lincoln City - Lancaster County Planning Dept.